

**20/02861/FUL: 18 Sandhills Way, Calcot:
Summary of Holybrook Parish Council's main objections**

The proposed development should be REFUSED.

- A shortfall of one parking space is a shortfall and reason enough for refusal. Parking provision, as cited in West Berkshire Council: Housing Site Allocations DPD (2006-2026) states that, in the Eastern Urban area, a three bedroom house should have two spaces '(as a minimum)';
- The parking plan states 'do not scale', so how can a desktop assessment be made on a plan not to scale? The application should be refused until the plans can be proved and verified. The Parish Council has completed a measurement of the parking entrance and questions the dimensions given. This application seems to rest entirely on the 'parking plan' which we refute. There is not enough room to enable the manoeuvres required to use the three spaces shown let alone the four actually required. Plus, the spaces are not allocated. Due to the difficult nature of the parking design, it will lead to disputes in the future.
- This application was previously refused: 'the layout does not comply with the Local Planning Authority's standards...this could result in on street parking in the vicinity, adversely affecting road safety and the flow of traffic'. This fact has not changed. Therefore, the refusal must be upheld.
- There is no right of way to the new property. Existing owners have easement rights over the forecourt but this would not automatically extend to the new property. The garage owners have financial responsibility for the maintenance of the forecourt. It would be irresponsible to not refuse this application until rights of way and compensation for damage caused to the forecourt during construction, has been agreed.
- Officers accept that 'harm' will be caused to No 16. A reason for refusal. Especially noise and light pollution at night by parking cars so close to this resident's window is unacceptable. 'Planting' is not a viable or appropriate measure to excuse and ignore policy and poor design. The harm caused to residents' health and wellbeing cannot be ignored.
- Reliance on cycle racks in order to pass a design that lacks appropriate parking provision is inconsistent with design guidance and building standards. The proposed location of the cycle racks is wholly inappropriate. There is no external front to back access and, therefore, necessitates bikes (6 shown) being carried through the house. The 'new' house is of small proportions, making this almost impossible and more so with a car parked as close to the property as shown on the proposed plan.
- The planning conditions as proposed in the EAPC reports are unworkable and do not go far enough to protect existing residents and the local environment.
- It is absolutely not necessary to inflict another house in this cramped space to assist in fulfilling the housing quota. There are plenty of other applications in the Eastern Area with 199 already under construction in Holybrook Parish.

In summary, there is tangible and reasonable doubt regarding the robustness of the parking provision, access and turning space and, subsequently, harm will be caused to existing residents. The application must be refused.